



Town of Carlisle

MASSACHUSETTS 01741

Office of PLANNING BOARD

MINUTES

MEETING OF NOVEMBER 28, 1983

Present: Sauer, Sillers, Hannaford, Raftery, Coulter, Clarke

The meeting convened promptly at 8:00 P.M. The minutes of November 14, 1983 were accepted as submitted. Chairperson Sauer reported that (1) he sent a letter to Neil Melone, Town Counsel, which was a copy of that sent to Bob Koning, Building Inspector, concerning the dental lab proposed for Curve Street; (2) he heard from Neil Melone indicating that the public will have access to the proposed rights of way and that the covenant is adequate in that respect; and (3) a letter was received from the Conservation Commission expressing concern about the procedure that this Board uses to approve a Conservation Cluster and their role in that process, but nevertheless approving the Ember Lane Conservation Cluster concept.

Ember Lane Common Driveways - The covenants for both driveways, i.e., that for Lots 1 and 2 and 3, 4 and C have been modified to include maintenance of street signs and markers at the intersection of Ember Lane and branch points on the driveway. This was presented by William McNary. On motion it was found that (1) the best interests of the town were served by two driveways versus five exiting onto Ember Lane, (2) the common driveways are in concert with the Conservation Cluster Bylaw and (3) the use of common driveways limit the number of crossings upon Morse Trail and that as conditions of the Special Permits the following be included: (A) that no amendment of the maintenance covenant shall be done without approval of the Planning Board, (B) that each deed conveying title to the lots be subject to the terms of the covenant annexed to the Special Permit. The motion was seconded, discussion was had and the permits were approved, 6-0.

Ember Lane Conservation Cluster - In order to clear up an ambiguity contained in the Record of Proceedings on Application for a Special Permit concerning a Conservation Cluster on Ember Lane which proceedings were held on November 14, 1983, and at which approval of said Special Permit was contingent on legal review by Town Counsel indicating the right of the general public to use the trail easement is not at the discretion of the grantee, Carlisle Conservation Foundation, Inc. and said legal review having been had indicating that the grantee does not have such discretion, it was voted to amend the minutes of the meeting of November 14, 1983, to delete the following sentence from the first paragraph on page 2 of said minutes: "Granting of the special permit is contingent on legal review indicating the right of the general public to use the trail easement is not at the discretion of the grantee, Carlisle Conservation Foundation, Inc." The vote was unanimous in favor, 6-0.

Treibick ANR - A plan was presented for land owned by Theodore and Carol Treibick to be endorsed Approval Not Required, the land being on East Street, drawn by Nelson Engineering Inc., dated October 25, 1983. On its face, the lot B-2 shown

on the plan appears to fail to meet the 250' line test. However, the plan was endorsed and Chairperson Sauer will write to Robert Koning, Building Inspector, about interpretation of the 250' line requirement and invite him to our next meeting.

Maio Property - Discussion ensued concerning use of this site as a police station and values were assigned on Criteria for Site Selection sheet previously distributed. Although the tally was Maio 41, Fire Station 43, the consensus was that the Fire Station site was clearly preferable for purposes of center and community continuity. Chairperson Sauer will so inform the Selectmen of our conclusions.

General Discussion - Procedural Rules for Conservation Clusters will be drafted by Hal Sauer, standard Special Permit conditions for common driveways will be assembled by Dick Coulter, and the budget was discussed. On the latter point it was decided that Hal Sauer will obtain the breakout of the past budgets so that Board members may review it before the 12th of December, if possible. There will be no meeting on the 26th of December, 1983.

Respectfully submitted,

Thomas J. Raftery